



GRASSROOTS
REALTY GROUP

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315 12 Avenue NW
Calgary, Alberta

MLS # A2267675



\$669,900

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	731 sq.ft.	Age:	1942 (83 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Animal Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

This home offers timeless character, a prime location, and exceptional long-term investment potential. Situated in the heart of Crescent Heights with a sun-soaked south-facing backyard and just steps from Crescent Heights Hill, this property blends inner-city living with a touch of vintage charm. The main level features two comfortable bedrooms and an updated 4-piece bathroom, complete with a relaxing steam shower. The bright kitchen and living spaces make the home feel warm and inviting, while the lower level adds flexibility with an additional bedroom and second 4-piece bathroom, ideal for guests or future development opportunities. Whether you're looking to hold as a rental, move in, or build in the future, this home presents endless possibilities. Currently occupied by exceptional long-term tenants who would love to stay, it's a solid, low-maintenance investment in one of Calgary's most desirable neighbourhoods.